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June 22, 1967

MEMORANDUM

TO: Boston Redevelopment Authority

FROM: Edward J. Logue, Development Administrator

SUBJECT: Waterfront Project
Development of Parcels A-2 and A-3

Final Preliminary Plans for Towers and Garage, Urban Renewal Plan Amendment, and Redeveloper's Qualifications are all Recommended for Approval

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The Berenson-Carlyle group, a joint venture called Boston Waterfront Associates I, proposes to construct three apartment towers and a parking garage on and in the vicinity of India Wharf. The form of Land Disposition Agreement and the prices respecting the first two towers and the garage have been approved by the Board. The LDA for the third tower is the subject of a separate memorandum. This memorandum proposes several additional actions, principally in connection with the first two towers and garage.

1. Approval of Final Preliminary Plans

The Redeveloper's architect, I. M. Pei and Partners, has completed the final preliminary plans for the three apartment towers and the parking garage. The towers, to be of tan concrete, will be 40 stories each and will contain 310 apartments each, ranging from one to three bedrooms. About half of the apartments will have balconies. Other amenities will include a swimming pool and a children's play area.

The garage will have a capacity of 1,500 cars. It will also have retail space on the first floor and health club facilities on the roof, including two outdoor tennis courts.

The first phase of work on India Wharf, deck and pile removal and bulkhead improvements should commence by September 1. Foundation work for the first of the towers is expected to start in October this year, and for the second about a month later. Garage construction would commence four to six months later. Construction time would be about two years.

The site plan submitted includes the area for the third apartment tower, and for the office building originally proposed to be constructed on the northerly portion of Parcel A-3. On this aspect, only site plan approval is requested.

VOTED: That the plans and specifications submitted by Boston Waterfront Associates I respecting two apartment towers to be constructed on Parcel A-2 in the Waterfront Project and a parking garage to be constructed on the southerly portion of Parcel A-3, prepared by I. M. Pei and Partners, are hereby approved as the final preliminary plans and outline specifications, subject to a condition that the penthouse on the garage housing mechanical equipment and proposed health club be redesigned in order to make the size of said penthouse more compatible with the scale of the garage; and

FURTHER VOTED: That the site plan of the third apartment tower, and of the office building to be built on the northerly portion of Parcel A-3, are also approved.

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RESOLUTION OF BOSTON REDEVELOPMENT AUTHORITY APPROVING AMENDMENT TO DOWNTOWN WATERFRONT - FANEUIL HALL URBAN RENEWAL PLAN, NO. MASS. R-77

WHEREAS, the Downtown Waterfront - Faneuil Hall Urban Renewal Plan, dated April 15, 1964, as heretofore amended, limits the height of buildings on Parcel A-2 to 300 feet;

WHEREAS, a proposal for the construction on Parcel A-2 of buildings to a height of 375 feet has been submitted to and considered by the Authority and it is the Authority's opinion that said proposal is consistent with the goals and objectives of the Plan; and

WHEREAS, the Authority has the power and authority to amend said Plan pursuant to Section 1101 thereof, and is of the opinion that the modifications required to permit the construction of the aforesaid taller buildings will not substantially or materially alter or change the Plan so as to require approval by others as provided in Section 1101;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY THAT:

The Downtown Waterfront - Faneuil Hall Urban Renewal Plan be and it hereby is modified and amended by deleting on page 19 thefigure "300" in the "Table of Land Use and Building Requirements", third column, entitled "Maximum Building Height", opposite site designation "A-2", and by inserting in place thereof the figure "375".

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RESOLUTION OF BOSTON REDEVELOPMENT AUTHORITY RESPECTING THE LAND DISPOSITION AGREEMENT FOR PARCEL A-2 AND THE SOUTHERLY PORTION OF PARCEL A-3 IN THE DOWNTOWN WATERFRONT - FANEUIL HALL URBAN RENEWAL PROJECT

WHEREAS, on April 14, 1967, the Authority approved the form of the Land Disposition Agreement respecting Parcel A-2 and the southerly portion of Parcel A-3 in the Downtown Waterfront - Faneuil Hall Urban Renewal Project and made other findings and determinations with respect to the development of those parcels; and

WHEREAS, the proposed redevelopers have submitted evidence of their qualifications and financial resources, which evidence has been reviewed by the Authority;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY THAT:

The proposed redevelopers, Messrs. Theodore W. Berenson, Maxwell Cummings, Arthur Shactman, Sumner Schein, Archie Abrams, Richard A. Berenson, Irving Dimson, Harry Feldman, and David Berg, and Boston Waterfront Corp. and Montrose Associates, all joint venturers doing business as Boston Waterfront Associates I, possess the qualifications and financial resources necessary to acquire those portions of Parcels A-2 and A-3 contemplated by the aforesaid Land Disposition Agreement to be disposed of by the Authority and to develop the entire reuse parcels as described in said Land Disposition Agreement in accordance with the Downtown Waterfront - Faneuil Hall Urban Renewal Plan.